

Sanpete County Planning Commission Meeting

October 12, 2011, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Gene Jacobson, Mary Anderson, Leon Day, Darwin Jensen, Joe Nielsen, County Zoning Administrator Scott Olsen, Commission Chair Claudia Jarrett, Commissioners Spencer Cox and Steve Frischknecht and County Clerk Sandy Neill. (Thell Stewart, Steve Anderson and Paul Rasmussen are excused.) Chris Jaussi and Matt Nielson are present. Bryon Glathar from the media is also present.

Meeting is called to order by Commission Chair Claudia Jarrett.

WORK MEETING TO DISCUSS MINIMUM DWELLING SIZE REQUIREMENTS

In their last meeting, the Planning Commission denied a request to lower the minimum dwelling size. The matter was then placed on the Commission agenda by Chris Jauzzi, and this work meeting was called as a result. Gene Jacobson reviews the chapter on housing in the newly adopted general plan. Moderate-income housing is defined as housing that is affordable for households with gross incomes equal to or less than 80 percent of the median gross income of the county, or in other words, 80 percent of the area median income (AMI). Median incomes are determined by income levels set by HUD. A family of four in Sanpete County would need to earn a minimum of \$39,450 per year to earn a moderate income (80 percent of the HUD median income), while a family of five would need to earn a minimum of \$42,600 per year.

There has been a problem in the past with condemned mobile homes being brought into the County to be used as dwellings. These homes were condemned because they have old aluminum wiring, and windows too small for egress. Single wide mobile homes are only allowed in mobile home parks.

Chris Jaussi explains that the homes he builds are stick built in panels, and then brought to the site and put together. The Planning Commission did not have a concern with the product that his company makes. Joe Nielson is concerned about a small home on a large lot, and whether the property owner will maintain the lot. The General Plan states that the County should work with the cities to provide affordable housing for the residents. Matt Nielson states that most that have inquired about the homes are not low income people. Accessory dwellings (2nd dwelling on a lot) are allowed in the current zoning, but they must be smaller than 500 square feet.

Commissioner Cox sees a shift towards a simpler life. He doesn't want to discourage a business in the county because of past problems. Gene Jacobson would be okay with allowing this change as long as we don't lose ground and have the past problems come back. Scott Olsen doesn't see that a 24 x 24 minimum size will allow old mobile homes in. Discussion is held about moving forward with the request to lower the dwelling size requirement. This process will take several months. Darwin Jensen has nothing against these homes, and believes that the cities would be a good market for these homes. The Commission remands this back to the Planning Commission to draft changes to the zoning ordinance to allow smaller dwellings. Discussion is held as to whether the change could be simply made by just changing 24 x 36 to 24 x 24, or if other parts of the code would need to be changed. This will be reviewed.

Discussion is held as to the requirement for a major subdivision after a minor has already been created. A minor subdivision only requires a gravel road, and a major requires a hard surfaced road. Could we allow a minor subdivisions up to 4 or 5 lots total, rather than requiring a major subdivision after the first minor subdivision? Is there a way to streamline the process, and still protect the infrastructure?

With no further business before the Planning Commission, motion to adjourn is made by Joe Nielsen. The motion is seconded by Mary Anderson, and the motion passes.

The meeting is adjourned at 8:01 P.M.